



93 York Road, Acomb  
York, North Yorkshire YO24 4NR

Guide Price £220,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale a superbly presented, two-bedroom ground floor "freehold" apartment in the very popular location of Acomb. Offering the best in city suburb living, located on Acomb Road, just to the south/west of York, well situated with easy access to the outer ring road and into the York City Centre and station. Also with popular local schools, West Bank Park and just a short stroll to the Acomb shopping centre and amenities, which are close at hand. Perfect for the first-time buyers, those looking to retire or buy to let investors, this property has been modernised by the current owner since 2012, with both a modern fitted kitchen and a shower room. Another great thing about this property is the single garage, perfect for a car/cycle enthusiast or a workshop. Benefiting from upvc double glazing and electric heating, the accommodation briefly comprises: Private entrance hallway, with handy storage cupboards. Doors lead us into the reception rooms. To the front left we find the spacious living room with a feature wood burning stove and plenty of space for a table and chairs. To the right and rear, we find two double bedrooms the principal with built in wardrobes. In the heart of the apartment, is the modern fitted kitchen with a range of cream units and some integral appliances, leading into the conservatory with two storage cupboards, one used as a utility space and a superb contemporary shower room completes this property. Externally, the development provides an enclosed communal garden, for all residents to use. There is also two allocated parking spaces in front and behind of the garage. Offered for sale with no onward chain! An early viewing is highly recommended not to miss out.

**Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Entrance hall with a built in cupboards and wall heater\*. Doors leading to...

### Living Room

18' 0" x 11' 1" (5.48m x 3.38m)

Double glazed windows to front aspect, feature fireplace with a wood burning stove, ceiling coving, tv point\*, telephone point\* and upright wall heater\*.

### Kitchen

11' 7" x 11' 0" (3.53m x 3.35m)

Fitted with a range of modern cream wall and floor units with matching work surfaces over, sink with mixer tap, electric cooker\*, microwave grill\*, induction hob\*, extractor fan\*, integral fridge/freezer, tiled floor and double glazed windows to rear aspect. Door leading to...

### Conservatory

9' 11" x 7' 7" (3.02m x 2.31m)

Double glazed conservatory, with a door to the rear. Two storage cupboards, one used as a utility space with plumbing for a washing machine\*.



### Bedroom 1

11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed windows to front aspect, ceiling coving, built in wardrobes and wall heater\*.

### Bedroom 2

11' 2" x 10' 6" (3.40m x 3.20m)

Double glazed windows to rear aspect, ceiling coving, wall mounted tv point\* and wall heater\*.

### Shower Room

11' 5" x 6' 1" (3.48m x 1.85m)

Fitted with a contemporary three piece suite comprising; Shower cubical with electric shower\*, wash hand basin with mixer tap set in a vanity unit, low level wc, frosted double glazed window, built in cupboard and heated towel rail\*.

### Outside

To the front of the building there is a grassed frontage and a sitting area outside the apartment. There are also communal gardens. This apartment also has a garage, positioned to the rear of the property, with two allocated parking spaces, to the front and rear of the garage.



### Garage

Up and over door. Power and lighting.

### Tenure

Freehold Apartment. There is no management company. The residents of the 4 apartments maintains the building, gardens and grounds. The insurance is with Swift Home insurance. This should be checked at time of purchase.

### Agents Note

EPC RATING D, COUNCIL TAX BAND A.

Broadband supplier: Sky via BT.  
Broadband speed: Standard Speed.  
Water supplier: Yorkshire Water.  
Gas supplier: No Gas.  
Electricity supplier: Eon.







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# Energy performance certificate (EPC)

93 York Road Acomb YORK YO24 4NR	Energy rating <b>D</b>	Valid until:	4 January 2036
		Certificate number:	 2700-6757-0822-2502-3963

**Property type**

Ground-floor flat

**Total floor area**

83 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

**Bishops Personal Agents**

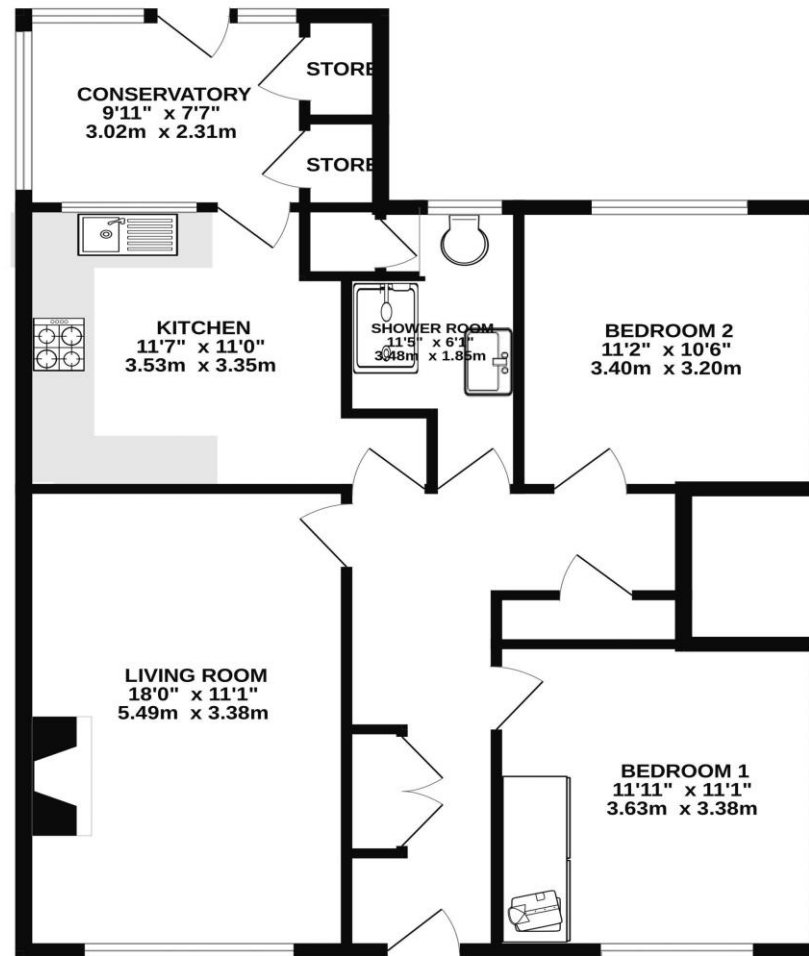
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GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DISCLAIMER**

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